133.0	0009	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,097,400	/	1,097,400
USE VALUE:	1,097,400	/	1,097,400
ASSESSED:	1,097,400	/	1,097,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		ENDICOTT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THAVENET KRISTIN &
Owner 2:	HAMM JOHN
Owner 3:	
Street 1:	12 ENDICOTT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PLUMMER RICHARD GERRY--ETAL -
Owner 2:	LEFEBVRE SUZANNE MARIE -
Street 1:	12 ENDICOTT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 2139 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4975.000	585,100		512,300	1,097,400
Total Card	0.114	585,100		512,300	1,097,400
Total Parcel	0.114	585,100		512,300	1,097,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.06 | /Parcel: 513.06

Legal Description

User Acct

85963

GIS Ref

GIS Ref

Insp Date

05/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	585,100	0	4,975.	512,300	1,097,400		Year end	12/23/2021
2021	101	FV	538,700	0	4,975.	512,300	1,051,000		Year End Roll	12/10/2020
2020	101	FV	538,700	0	4,975.	512,300	1,051,000	1,051,000	Year End Roll	12/18/2019
2019	101	FV	397,600	0	4,975.	540,800	938,400	938,400	Year End Roll	1/3/2019
2018	101	FV	397,800	0	4,975.	398,500	796,300	796,300	Year End Roll	12/20/2017
2017	101	FV	397,800	0	4,975.	381,400	779,200	779,200	Year End Roll	1/3/2017
2016	101	FV	400,600	0	4,975.	352,900	753,500	753,500	Year End	1/4/2016
2015	101	FV	390,700	0	4,975.	296,000	686,700	686,700	Year End Roll	12/11/2014

!10417!

PRINT

Date	Time
12/30/21	10:40:02

LAST REV

Date	Time
08/03/21	09:01:10
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10417

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLUMMER RICHARD	67630-527		7/15/2016		876,000	No	No		
	20309-259		5/1/1990		262,500	No	No		Y

USER DEFINED

Prior Id # 1:	85963
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	989	Add Bath	142,655	O				
1/16/2014	44	Redo Bat	26,950	C				
11/30/2012	1568	Manual	5,000	C				
5/3/2011	379	Redo Kit	48,790					
11/5/2009	1116	Renovate	36,000	C		G	GROWTH	REMOD 2STRY RR ADD
1/16/2002	24	New Wind	9,000	C				16 NEW WINDOWS-2 N
5/3/1999	238	Re-Roof	6,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2021	Info Fm Prmt	PT	Paul T
5/8/2018	MEAS&NOTICE	BS	Barbara S
3/15/2017	SQ Returned	EMK	Ellen K
5/12/2014	External Ins	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
11/18/2008	Meas/Inspect	189	PATRIOT
12/11/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4975		Sq. Ft.	Site		0	90.	1.14	10									512,325						512,300	

Total AC/HA:	0.11421	Total SF/SM:	4975	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	512,325	Spl Credit		Total:	512,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14089501
Const Adj.:	1.00499213
Adj $ / SQ:	149.057
Other Features:	118251
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655900
Depreciation:	70837
Depreciated Total:	585063

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

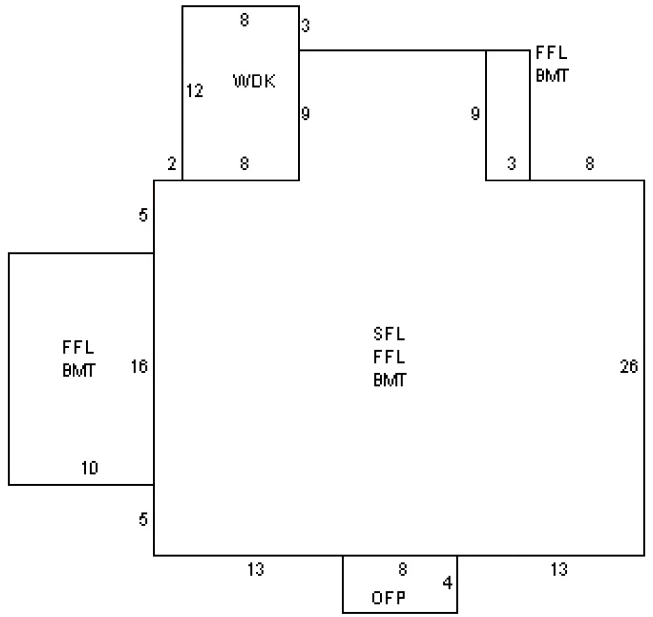
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	198.25
Special Features:	0	Val/Su Net:	169.35
Final Total:	585100	Val/Su SzAd	273.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	44.720	53,124
FFL	First Floor	1,188	149.060	177,079
SFL	Second Floor	951	149.060	141,746
WDK	Deck	96	16.080	1,544
OFP	Open Porch	32	44.220	1,415

Net Sketched Area:	3,455			Total:	374,908
Size Ad	2138.9500	Gross Area	3505	FinArea	2139

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	